

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
N/S Watford Court, 180 ft.
W of 8th Goshard Road
1604 Watford Court
8th Election District
4th Councilmanic District
Keith M. Lambert, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-468-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6 ft., in lieu of the required 10 ft., and a front yard setback of 9 ft., in lieu of the required 30 ft., for an attached garage, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support of the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of June, 1992 that the Petition for a Zoning Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6 ft., in lieu of the required 10 ft., and a front yard setback of 9 ft., in lieu of the required 30 ft., for an attached garage, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

MICROFILMED

Baltimore County Government
Zoning Commission
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 25, 1992

Mr. and Mrs. Keith M. Lambert
1604 Watford Court
Lutherville, Maryland 21093

RE: Petition for Residential Zoning Variance
Case No. 92-468-A

Dear Mr. and Mrs. Lambert:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) TO PERMIT A SIDE YARD SETBACK OF 6'0" IN LIEU OF THE REQUIRED 10'0" and a Front Yard Setback of 9'0" in lieu of 30' AS YOU CAN SEE BY THE PICTURES, MY DRIVEWAY IS ON THE SHORT SIDE OF THE HOUSE AND IS THE ONLY PRACTICAL PLACE FOR A GARAGE.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or print name)

(Signature)

Address

City

State

Zip Code

Address

City

State

Zip Code

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

Your petition has been received and accepted for filing this
27th day of May, 1992

Received By:
Arnold Jablon
DIRECTOR

Chairman,
Zoning Plans Advisory Committee

Petitioner: Keith M. Lambert, et ux
Petitioner's Attorney:

MICROFILMED

Development Review Committee Response Form
Authorized signature: *Arnold Jablon* Date: 6/15/92

Project Name: Stonegate at Patasco (Aerial Property)
File Number: 90476 Waiver Number: Zoning Issue: Meeting Date: 6-1-92

Count 1
✓ Keith M. And Patricia M. Lambert 6-2-92 NC
DED DEPRM RP STP TE

Count 1
✓ Samuel Frank And David Granat 494 6-8-92 NC
DED DEPRM RP STP TE

✓ Lot 2 Errol Ecker / Lot 2a William And Ruth Fanning 495 NC
DED DEPRM RP STP TE

✓ William J. And Elizabeth G. Wachter 497 NC
DED DEPRM RP STP TE

✓ Anita R. And James S. Henry 498 NC
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✓ Lyle L. Boltinghouse 500 NC
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✓ Glenn A. And Patricia A. Sudano 501 NC
DED DEPRM RP STP TE

✓ Howard W. Dawson, Sr. 503 NC
DED DEPRM RP STP TE

Count 8
Count 9

MICROFILMED

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section
Office of Planning and Zoning

DATE: June 10, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 8, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Keith & Patricia Lambert - Item 497
William & Elizabeth Wachter - Item 498
James & Anita Henry - Item 499
Lyle Boltinghouse - Item 500
Glenn & Patricia Sudano - Item 501
Howard Dawson - Item 503

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

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Petitns.txt

RECEIVED
JUN 16 1992
ZONING OFFICE

92-468-A 6-27-92 468-8

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *Arnold Jablon* Date: 6/15/92

Project Name: Stonegate at Patasco (Aerial Property)
File Number: 90476 Waiver Number: Zoning Issue: Meeting Date: 6-1-92

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✓ Glenn A. And Patricia A. Sudano 501 N/C
DED DEPRM RP STP TE

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500 (410) 887-4500

JUNE 3, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: KEITH M. LAMBERT AND PATRICIA M. LAMBERT
Location: #1604 WATFORD COURT
Item No.: *496 (MJK) Zoning Agenda: JUNE 8, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Rinder* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
JUN 4 1992
ZONING OFFICE

MICROFILMED

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *Arnold Jablon* Date: 6/15/92

Project Name: Stonegate at Patasco (Aerial Property)
File Number: 90476 Waiver Number: Zoning Issue: Meeting Date: 6-1-92

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DED DEPRM RP STP TE

✓ Howard W. Dawson, Sr. 503 No Comment
DED DEPRM RP STP TE

Count 8
Count 9

FINAL TOTALS
COUNT 9

*** END OF REPORT ***

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

June 8, 1992

Keith and Patricia Lambert
1604 Watford Court
Lutherville, Maryland 21093

Re: CASE NUMBER: 92-468-A
LOCATION: N/S Watford Court, 180' N of c/l Gethard Road
1604 Watford Court
8th Election District - 4th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a referee regarding the administrative process.

1) Your property will be posted on or before June 14, 1992. The closing date is June 22, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Arnold Jablon
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

MICROFILMED

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
N/S Watford Court, 180 ft.
W of 8th Goshard Road
1604 Watford Court
8th Election District
4th Councilmanic District
Keith M. Lambert, et ux
Petitioners
* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-468-A

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The Petitioners herein request a variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6 ft., in lieu of the required 10 ft., and a front yard setback of 9 ft., in lieu of the required 30 ft., for an attached garage, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support of the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of June, 1992 that the Petition for a Zoning Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6 ft., in lieu of the required 10 ft., and a front yard setback of 9 ft., in lieu of the required 30 ft., for an attached garage, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

MICROFILMED

Baltimore County Government
Zoning Commission
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 25, 1992

Mr. and Mrs. Keith M. Lambert
1604 Watford Court
Lutherville, Maryland 21093

RE: Petition for Residential Zoning Variance
Case No. 92-468-A

Dear Mr. and Mrs. Lambert:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) TO PERMIT A SIDE YARD SETBACK OF 6'0" IN LIEU OF THE REQUIRED 10'0" and a Front Yard Setback of 9'0" in lieu of 30' AS YOU CAN SEE BY THE PICTURES, MY DRIVEWAY IS ON THE SHORT SIDE OF THE HOUSE AND IS THE ONLY PRACTICAL PLACE FOR A GARAGE.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or print name)

(Signature)

Address

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Zip Code

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
27th day of May, 1992

Received By:
Arnold Jablon
DIRECTOR

Chairman,
Zoning Plans Advisory Committee

Petitioner: Keith M. Lambert, et ux
Petitioner's Attorney:

MICROFILMED

Development Review Committee Response Form
Authorized signature: *Arnold Jablon* Date: 6/15/92

Project Name: Stonegate at Patasco (Aerial Property)
File Number: 90476 Waiver Number: Zoning Issue: Meeting Date: 6-1-92

Count 1
✓ Keith M. And Patricia M. Lambert 6-2-92 NC
DED DEPRM RP STP TE

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Count 8
Count 9

MICROFILMED

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section
Office of Planning and Zoning

DATE: June 10, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 8, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Keith & Patricia Lambert - Item 497
William & Elizabeth Wachter - Item 498
James & Anita Henry - Item 499
Lyle Boltinghouse - Item 500
Glenn & Patricia Sudano - Item 501
Howard Dawson - Item 503

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

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RECEIVED
JUN 16 1992
ZONING OFFICE

92-468-A 6-27-92 468-8

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature: *Arnold Jablon* Date: 6/15/92

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DED DEPRM RP STP TE

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

JUNE 3, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: KEITH M. LAMBERT AND PATRICIA M. LAMBERT
Location: #1604 WATFORD COURT
Item No.: *496 (MJK) Zoning Agenda: JUNE 8, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Arnold Jablon* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
JUN 4 1992
ZONING OFFICE

MICROFILMED

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *Arnold Jablon* Date: 6/15/92

Project Name: Stonegate at Patasco (Aerial Property)
File Number: 90476 Waiver Number: Zoning Issue: Meeting Date: 6-1-92

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Count 8
Count 9

FINAL TOTALS
COUNT 9

*** END OF REPORT ***

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

June 8, 1992 (410) 887-3353

Keith and Patricia Lambert
1604 Watford Court
Lutherville, Maryland 21093

Re: CASE NUMBER: 92-468-A
LOCATION: N/S Watford Court, 180' N of c/l Gethard Road
1604 Watford Court
8th Election District - 4th Councilmanic

Dear Petitioner(s):

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1) Your property will be posted on or before June 14, 1992. The closing date is June 22, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Arnold Jablon
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

MICROFILMED

